

**CHICAGO PLAN COMMISSION**

**121 North LaSalle Street  
10:00 A.M.  
City Council Chambers  
2<sup>nd</sup> Floor, City Hall / Virtually  
Chicago, Illinois 60602  
September 17, 2020**

**DRAFT MINUTES**

PRESENT

Gia Biagi\*  
Andre Brumfield\*  
Walter Burnett  
Teresa Córdova (Chair)\*  
Maurice Cox  
Laura Flores\*  
Mike Kelly\*  
Sarah Lyons\*  
Deborah Moore\*  
Patrick Murphey\*  
Marisa Novara  
Guacolda Reyes\*  
Smita Shah (Vice Chair)\*  
Tom Tunney\*  
Gilbert Villegas\*  
Scott Waguespack

ABSENT

Honorable Lori E Lightfoot, Mayor  
Raul Garza  
Fran Grossman  
Harry Osterman  
Linda Searl  
Nicholas Sposato

- A. The Chairman called the September 17, 2020 Regular Hearing of the Chicago Plan Commission to order at 10:00 AM. The Chairman undertook a roll call to establish the presence of a quorum. The hearing commenced with eighteen members present (\*). The public hearing was audio recorded and live streamed. A transcript will be available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record.
- B. A motion by Smita Shah, seconded by Guacolda Reyes, to approve the Minutes of the August 20, 2020 Regular Hearing of the Chicago Plan Commission, this was approved by a 12-0-0 vote.
- C. Matters Submitted to be heard in accordance with the Inter-Agency Planning Referral Act:
  - 1. A motion by Tom Tunney, seconded by Smita Shah, to approve the following two matters (C1 and C3), pursuant to the Inter-Agency Planning Referral Act, was approved by a 15-0 vote:

**Negotiated Sale:**

- 1. A resolution recommending a proposed ordinance authorizing a negotiated sale of city owned land, generally located at 4346-4348 South Dr. Martin Luther King Jr. Drive to Dantzler Management Inc. (20-012-21; 3rd Ward).

**Disposition:**

3. A resolution recommending a proposed ordinance authorizing a disposition of city-owned land, generally located at 1702 North Monticello Avenue; 3331 and 3724 West LeMoyné Street; 1138 and 1142 North Christiana Avenue; and 2341 West Erie Street to L&MC Investments, LLC. (20-014-21; 26th Ward)
2. A motion by Marisa Novara, seconded by Laura Flores, to approve the following matter (C2), pursuant to the Inter-Agency Planning Referral Act, was approved by a 12-2-0 vote:

**Negotiated Sale:**

2. A resolution recommending a proposed ordinance authorizing a negotiated sale of city owned land, generally located at 4841 Lipps LLC (Timothy Pomaville) (20-013-21; 45th Ward).

**D. Matters Submitted in Accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance:**

1. A motion by Sarah Lyons, seconded by Smita Shah, to defer to a date certain of October 15, 2020 a proposed technical amendment to Residential-Business Planned Development #138 submitted by the Applicant, Montrose Clarendon Partners, LLC, for the property generally located at 4407 N Clarendon Avenue was approved by a vote of 13-0-0. The amendment to the planned development would allow animal services as a permitted use. No other changes to the planned development are proposed. (20429, 46th Ward)
2. A motion by Smita Shah, seconded by Tom Tunney, to approve a proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by 2300 Clark Street Development LLC, for the property generally located at 2317 N Clark Street was approved by a vote of 13-1-0. The property is zoned B1-3 and is within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to construct a four-story mixed-use building with 2,350 square feet of retail, 35 dwelling units, and 28 accessory vehicular parking stalls. (LF #747; 43rd Ward)
3. A motion by Marisa Novara, seconded by Sarah Lyons, to approve a proposed planned development, submitted by the Chicago Park District, for the property generally located at 4800-4858 S. Western Ave and 2401-2559 W. 48<sup>th</sup> St. The site is currently zoned M2-2 (Light Industry District) and C1-2 (Neighborhood Commercial District) was approved by a vote of 14-0-1 (Burnett Recused). The applicant is proposing to rezone the site to POS-1 (Parks and Open Space District) and then to a Planned Development. The applicant proposes the construction of a 2-story, 88,000 square feet new Park District Headquarters and conjoined field house building, artificial turf fields, playground areas and open space with parking for approximately 200 vehicles for park district employees and park patrons. (20392; 14th Ward)

4. A motion by Scott Waguespack, seconded by Tom Tunney, to approve a proposed amendment to Waterway Planned Development 1339, submitted by 2017 Baker Mendell, LLC, for the property generally located at 2017 North Mendell Street in the North Branch Industrial Corridor was approved by a vote of 15-0-0. The applicant seeks to amend the planned development to add Cannabis Craft Grow (including accessory Cannabis Dispensary), Cannabis Processor, and Cannabis Infuser as allowed uses subject to the provision listed under Section 17-9-0129 of the Chicago Zoning Ordinance to the planned development. No changes are proposed to the exterior of the existing four-story building. (20384; 2nd Ward)

#### E. CHAIRMAN'S REPORT

1. **Update on Fulton Market Planning Efforts**

DPD staff provided an informational presentation summarizing previous planning initiatives and current planning efforts for the Fulton Market area. The item did not require a vote.

#### Adjournment

A motion by Maurice Cox, and with a second by {Un-audible}, to adjourn the September 17, 2020 Regular Hearing of the Chicago Plan Commission at 1:02 PM, was approved by a 11-0-0 vote.